

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Joint Public Hearing with the City Council, on this the 20th day of November 2012, in the City Council Chambers, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Herb Fry	Vice-Chairman
B J Wilson	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Elaine Martin	Alternate
Dennis Luers	Alternate

constituting a quorum with Monica Hotelling absent and the following City Staff:

Ron Stombaugh	Planning and Development Manager
John Robertson	Manager of Engineering
Albert Triplett	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Mayor Tate called the joint meeting to order at 8:00 p.m. and Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 8:52 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Herb Fry delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

ZONE CHANGE APPLICATION Z12-13 - GLADE HILL ADDITION

First for the Commission to consider and make recommendation to City Council was zone change application Z12-13 submitted by Contrast Development for property located at 300 West Glade Road and proposed to be platted as Lots 1-14, Lots 1-15, block 2, Lots 1-19, block 3, Lots 1-6, Block 4, and Lots 1-15, Block 5, Glade Hill Addition. The applicant was requesting to rezone 16.26 acres from "PCD" Planned Commerce Development to "R-5.0" Zero-Lot-Line District for a 69 lot single family residential development.

Mr. Brad Meyer, the applicant, was available and requested favorable consideration of the application. Mr. Meyer stated that the smallest lot is approximately 6,000 square foot. A masonry fence will be constructed along the State Highway 360 frontage road and Glade Road. Lot 1, Block 1 will be open space/common area and a homeowners association will be established.

The following citizens spoke against the application due to visual buffers, drainage and removal of trees for a drainage easement:

Gerald Jones, Carl Young and Sandra Rice.

Mr. Meyer stated that the drainage easement will no longer need to be moved on Lot 1, Block 1 due to that lot becoming open space/common area and the trees on that lot will remain.

With no further questions, guests to speak, two letters of opposition, the public hearing was closed.

In the Commission's deliberation session, B J Wilson moved to approve zone change application Z12-13 with the condition that a minimum six foot masonry fence is installed along the State Highway 360 frontage road and Glade Road. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

The Commission moved on to the next item.

B J Wilson moved to withdraw her previous motion of zone change application Z12-13. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

B J Wilson moved to approve zone change application Z12-13 with the condition that Lot 1, Block 1 becomes open space/common area and that a minimum six foot masonry fence is installed along the State Highway 360 frontage road and Glade Road. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

CONDITIONAL USE APPLICATION CU12-42 - SIGNATURE ASSISTED LIVING AND  
MEMORY CARE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU12-42 submitted by Homeyer Engineering for property located at 5001 Merlot Avenue and platted as Lot 4, Block 2, Delaney Vineyards. The applicant was requesting a conditional use permit to allow the development of a 57,954 square foot, 79 bed assisted living facility.

Mr. Steven Homeyer and Ms. Sheree Cummings, the applicants, were available to answer questions and requested favorable consideration. Ms. Cummings stated that the facility would consist of 24 beds for memory care and the remainder for assisted living. The two areas would share a common kitchen with separate dining areas.

With no further questions, guests to speak, one letter of opposition, the public hearing was closed.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU12-42. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

SPECIAL USE APPLICATION SU12-03 - PEACE BLISS AND JOY MASSAGE  
THERAPY

Next for the Commission to consider and make recommendation to City Council was special use application SU12-03 submitted by Sandhya Hande for property located at 520 South Main Street #108 and platted as Lots 1R, 2, and 3B, Block 4, City of Grapevine Addition. The applicant was requesting a conditional use permit to allow for massage services.

Ms. Sandhya Hande, the applicant, was available to answer questions requested favorable consideration. Ms. Hande stated that there are three points of entry with security access to the interior of the building. Hours of operation would be Tuesday thru Saturday from 9:00 am to 7:30 pm.

Mr. Nandu Madiriddi, Margaret & Lewis Fox, Cathy & Roger Dismore and Laetitia & Loretta Cox spoke in favor of the application.

With no further questions, guests to speak, one letter of opposition, the public hearing was closed.

In the Commission's deliberation session, discussion was held regarding the entry into the interior of the building. Mr. Bologna stated that the security entry would buzz Ms.

Hande suite and she would be able to buzz the client into the building. Jimmy Fechter moved to approve special use application SU12-03. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

FINAL PLAT APPLICATION - LOT 6R, BLOCK 1A, CRESTWOOD HOLLOW

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 6R, Block 1A, Crestwood Hollow on property located at 4341 Crestwood Court. The applicant was final platting 0.207 acres to remove a 40 foot rear yard building line/buffer.

In the Commission's deliberation session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 6R, Block 1A, Crestwood Hollow. Elaine Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

FINAL PLAT APPLICATION - LOT 2R, BLOCK 4, ORIGINAL TOWN OF GRAPEVINE

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 2R, Block 4, Original Town of Grapevine on property located at 520 South Main Street. The applicant was final platting 0.741 acres to plat three lots into one lot.

In the Commission's deliberation session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lot 2R, Block 4, Original Town of Grapevine. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

FINAL PLAT APPLICATION - LOTS 1-15, BLOCK 1, LOTS 1-8, BLOCK 2, HERITAGE COVE ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-15, Block 1, Lots 1-8, Block 2, Heritage Cove Addition on property located in the 5000 block west side of Roberts Road. The applicant was final platting 6.590 acres for a 23 lot residential development.

In the Commission's deliberation session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-15, Block 1, Lots 1-8, Block 2, Heritage

Cove. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

END OF PUBLIC HEARING

ZONE CHANGE APPLICATION Z12-09 - VINEYARD CREEK ESTATES

Next for the Commission to consider and make recommendation to City Council was zone change application Z12-09 submitted by Contrast Development for property located at 2011 Hall Johnson Road. The applicant was requesting to rezone 18.864 acres from "PCD" Planned Commerce Development to "R-5.0" Zero-Lot-Line District for a 52 lot single family residential development.

At the October 16, 2012 meeting the applicant proposed the development of 53 single family lots on the subject property with an average lot size of 12,038 square feet and density of 2.81 dwelling units per acre. During the public hearing a number of comments were made by residents of the Crestwood Hollow subdivision relative to the four proposed lots that would have frontage along Crestwood Court. Most of their concerns centered on the appearance of the residential structures that would be constructed on these four lots and their desire to maintain the property values of their properties. The Planning and Zoning Commission approved the zoning request with the exception of the four proposed lots along Crestwood Court. The request was tabled for these four lots to give the applicant time to work out an amicable agreement with the Crestwood Hollow residents on how these lots should be developed.

In conjunction with the Crestwood Hollow homeowner's association the applicant submitted a set of deed restrictions governing the development of the lots in question. In particular the number of lots has been reduced from four to three. A minimum square footage of a dwelling unit, excluding the garage has been established at 2,480 square feet. There is also a provision for the annexation of these lots into the Crestwood Hollow Homeowner's Association.

In the Commission's deliberation session, discussion was held regarding Section 1.O. of the deed restrictions. This section would be difficult for staff to enforce and it was subjected to only one lot therefore unfair to the homeowner that purchases the lot. B J Wilson moved to approve zone change application Z12-09 and to strike Section 1.O. from the deed restrictions. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Tiggelaar and E. Martin  
Nays: None  
Abstain: G. Martin

PRELIMINARY PLAT APPLICATION - LOTS 1-21, BLOCK 1, LOTS 1-28, BLOCK 2, & TRACTS 1 & 2, VINEYARD CREEK ESTATES

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-21, Block 1, Lots 1-28, Block 2, & Tracts 1 & 2, Vineyard Creek Estates on property located north of Hughes Road between the Unity Church and CMPA office. The applicant was preliminary platting 16.703 acres for the development of a 49 lot residential development.

In the Commission's deliberation session B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1-21, Block 1, Lots 1-28, Block 2, & Tracts 1 & 2, Vineyard Creek Estates. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

PRELIMINARY PLAT APPLICATION - LOTS 1-3, BLOCK 1, CRESTWOOD HOLLOW PHASE 2

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-3, Block 1, Crestwood Hollow Phase 2 on property located south of Hall Johnson Road and northwest side of Crestwood Court. The applicant was preliminary platting 2.157 acres for a residential development.

In the Commission's deliberation session Herb Fry moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1-3, Block 1, Crestwood Hollow Phase 2. Elaine Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

PRELIMINARY PLAT APPLICATION - LOTS 1-14, BLOCK 1, LOTS 1-15, BLOCK 2, LOTS 1-19, BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-15, BLOCK 5, GLADE HILL

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-14, Block 1, Lots 1-15, Block 2, Lots 1-19, Block 3, Lots 1-6, Block 4, Lots 1-15, Block 5, Glade Hill on property located on the north of Glade Road and west of State Highway 360. The applicant was preliminary platting 16.263 acres for a residential development.

In the Commission's deliberation session Herb Fry moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1-14, Block 1, Lots 1-15, Block 2, Lots 1-19, Block 3, Lots 1-6, Block 4, Lots 1-15, Block 5, Glade Hill with the condition that the

street name Hilltop Lane be reconsidered and that Lot 1, Block 1 becomes a common area on the final plat. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

PRELIMINARY PLAT APPLICATION - LOTS 1-15, BLOCK 1, LOTS 1-8, BLOCK 2, HERITAGE COVE

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-15, Block 1, Lots 1-8, Block 2, Heritage Cove on property located in the 5000 block west side of Roberts Road. The applicant was preliminary platting 6.590 acres for a residential development.

In the Commission's deliberation session B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1-15, Block 1, Lots 1-8, Block 2, Heritage Cove. Herb Fry the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

FINAL PLAT APPLICATION - LOTS 1-3, BLOCK 1, SHAMROCK VENTURES ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-3, Block 1, Shamrock Ventures Addition on property located east of the intersection of Pebble Brook Drive and Wall Street. The applicant was final platting 2.256 acres for the development of two homes and leave the existing professional office building.

In the Commission's deliberation session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-3, Block 1, Shamrock Ventures Addition. Elaine Martin seconded the motion, which prevailed by the following vote:

Ayes: Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None  
Abstain: Oliver

CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the October 16, 2012 Planning and Zoning joint public hearing.

B J Wilson moved to approve the Planning and Zoning Commission minutes of October 16, 2012 as written. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Tiggelaar and E. Martin  
Nays: None  
Abstain: G. Martin

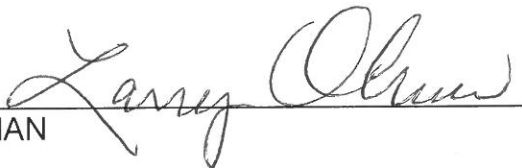
ADJOURNMENT

With no further business to discuss, Herb Fry moved to adjourn the meeting at 10:58 p.m. B J Wilson seconded the motion which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, G. Martin, Tiggelaar and E. Martin  
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF DECEMBER 2012.

APPROVED:

  
CHAIRMAN

ATTEST:

  
PLANNING TECHNICIAN